



**2209, 8 Bridlecrest Drive SW
Calgary, Alberta**

MLS # A2194011



\$345,000

Division:	Bridlewood		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	847 sq.ft.	Age:	2008 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Parking Lot, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 404
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Stone Counters		

Inclusions: Some furniture is available - items negotiable.

Welcome home to unit 2209 - with 2 energized parking spots right next to your front door inside awaits a warm and beautifully maintained 2-bedroom, 2-bathroom condo. Located in Bridlewood, a vibrant community nestled in Calgary's sought-after Southwest. Enjoy the bright and airy atmosphere, where natural light floods in and the large balcony offers a perfect spot to savour your morning coffee. A generously sized master suite easily accommodates a king-size bed and features a walk-through closet leading to an ensuite bathroom. The kitchen is a chef's delight, featuring elegant stone countertops, and a convenient microwave hood fan. Entertain with ease in the ample dining area, perfectly suited for a full-sized dining table. Relax in the spacious living room, ideal for accommodating your furniture and cozying up by the fireplace. The second bedroom offers versatility, presenting an ideal space for a home office or kids' bedroom. A laundry room with stacked washer and dryer units and in-unit storage further elevate convenience. Bridlecrest Pointe offers the perfect blend of comfort and convenience, ideally located near top-rated schools, scenic parks, and a variety of shopping options. Outdoor enthusiasts will love the nearby bike and walking trails, and with Stoney Trail and the Somerset-Bridlewood C-Train just moments away, getting around the city is both quick and convenient. Included with this property is TWO (2) outdoor titled parking spaces (with plug-ins) right next to the main entrance. Condo fees cover electricity and heat.